When you’ve had it all, what’s that one thing missing?
What impresses the unimpressed?
When do the pompous turn humble?

Where does niche become mainstream?
What do the cream of society call home?
THE EPITOME
AT IMPERIAL HEIGHTS
Luxury is not an attraction here; it is the very default. From the spacious and picturesque landscape gardens, to the palatial homes & clubhouses, you are simply spoilt for choice. With ‘The Epitome’, we have spun every single piece of this new residential tower into a crème de la crème experience. If it is space you are looking for, this is it. If it is classy neighbours, then this is it. If it’s about being well connected, this is the place to be.

Welcome to ‘The Epitome’, this is as good as it gets.

Tower: 4 level podium car park & 44 storeys
2.5 BHK, 3 BHK, 3.5 BHK, 4 BHK, Duplexes & Penthouse
‘The Epitome’ of an impeccable location.

Nestled in the heart of Goregaon West, ‘The Epitome’ exemplifies great connectivity. Flanked by the arterial S.V. Road and Link Road and with connectivity to Western Express Highway, no destination is too far from here. With an apt mix of solitude and impeccable connectivity, this project is a residential dream come true.

**MAIN ROADS**
- Aarey Colony Road - 8 kms
- SV Road - 1 km
- Andheri-Malad Link Road - 1 km
- Goregaon-Mulund Link Road - 2.9 kms

**SHOPPING & RETAIL**
- Hypercity Mall - 2.6 kms
- Mega Mall - 1.5 kms
- Inorbit Mall - 3.7 kms
- Infinity Mall - 2.9 kms

**EDUCATION**
- Ryan Global School - 2.8 kms
- ITA School of Performing Arts - 2.9 kms
- Vrbbayar High School - 11 kms
- Mumbai Actors Studio - 17 kms
- Ujjwal Musical Institute - 15 kms

**HEALTH & ENTERTAINMENT**
- Mumma’s Pride Daycare - 17 kms
- Kokilaben Dhirubhai Ambani Hospital - 4.4 kms
- Talwalkars Gym - 11 kms
- Inox - 3.7 kms
- Cinemax - 2.9 kms

The distance mentioned are approximations and are subject to minor difference in accuracy.
‘The Epitome’ of an exemplary View

You will run out of adjectives but the beauty of the seamless view from every window of 'The Epitome' will stay true to its course. Set in the backdrop of a no construction zone, the tower boasts of an unobstructed view of the skyline with the glistening sun spreading its natural light brightening every corner of your apartment.
‘The Epitome’ of a Classy Neighbourhood.

Birds of a feather flock together; when you choose a home at the ‘Imperial Heights’, you are part of an exclusive league. A league of influential bureaucrats, media personalities and entrepreneurs. It’s not a society, it’s a commune of new urban aristocracy.

Towers A & B - Home to more than 300+ families.
Life here, is a life worth envying. From the palatial luxuries, to the state-of-the-art facilities, every aspect of this residential experience is planned to overwhelm. ‘The Epitome’, carves its exquisite interiors using some of the world’s best names in interior design and fittings. When state-of-the-art design and top-notch luxury meet, you have an insignia of premium residential luxury.

‘The Epitome’ of luxury living.
Pooja Ghar & Kitchen

Study
When was the last time you came home to a vacation?
Well, this is it. The ‘Recreational Avenues’ at ‘The Epitome’ brings a recreational experience that’s just like a tropical vacation.

Recreational Avenues

Dive into the lap of luxury. Drench your body and cleanse the mind. The sprawling pool at ‘The Epitome’ is a true aquatic escape from the daily routine. Go ahead, have a blast!

Swimming pool
A fit body complements a healthy mind. From pumping iron to aerobics, to cardio, fitness is at your doorstep. Enjoy state-of-the-art equipment and qualified instructors to keep you fit and fine.

Gymnasium

Loosen-up and stay fit, the court is calling you. Push your physical limits at the tennis court and feed the champ in you with smashing wins.

Tennis Court
What's most dear to you is most secured. The premises are equipped with state-of-the-art CCTV cameras and experienced security personnel. Rest assured your family and belongings are in safe hands.

Visitor’s Parking

Hospitality goes for a toss, when your guests are asked to park their vehicles outside the premises. Not at ‘The Epitome’. The visitor’s parking ensures that guests are greeted the right way.
Spa

Tranquility, rejuvenation, serenity, luxury, energizing are just a few words to describe the spa experience you will find at 'The Epitome'. Enjoy a spa getaway within the serenity of your own premises and fulfill your need to indulge!

Kids pool

Don’t let the name fool you. An expansive pool dedicated exclusively for your tiny tots. Whether they want to spend a leisurely afternoon or make a splash ‘this is it’!
Towers A & B     Home to more than 300+ families

SOUTH MUMBAI & AIRPORT VIEW

Site Plan
1. RAMP TO PS LEVEL
2. PAVING PATHWAY
3. BADMINTON COURT
4. OUTDOOR EXCERCISE STATION
5. SCULPTURE W/T BOULDER
6. FIRE TENDER PATHWAY
7. PLANTING AREA
8. PEBBLE SHAPE SEATING
9. HALF BASKETBALL COURT
10. SEATING WITH TREE PLANTER
11. AMPHITHEATER
12. SEATING W/T STEPPING STONES
13. WATER FOUNTAIN
14. TREE LINED AVENUE
15. GLASS PERGOLA
16. SKATING RINK
17. MULTI - GAME LAWN AREA
18. KIDS PLAY AREA (2 TO 13 AGE GROUP)
19. KIDS PLAY AREA (2 TO 6 AGE GROUP)
20. POOL DECK AREA
21. KIDS POOL (EXISTING)
22. MAIN POOL (EXISTING)
23. PERGOLA
24. TENNIS COURT

ANDHERI VERSOVA VIEW

MADH MARVE CREEK VIEW

Towers C & D     Construction in full swing
TOWER C
TYPICAL FLOOR PLAN

<table>
<thead>
<tr>
<th>FLAT NO.</th>
<th>FLAT TYPE</th>
<th>TOTAL CARPET AREA</th>
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<tr>
<td>1.</td>
<td>2 BHK</td>
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<td>2.</td>
<td>3.5 BHK</td>
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<tr>
<td>3.</td>
<td>3 BHK</td>
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<tr>
<td>4.</td>
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<tr>
<td>6.</td>
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UNIT PLAN

TOWER C

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<td>6</td>
<td>3 BHK</td>
<td>1102</td>
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TOWER C

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<th>FLAT TYPE</th>
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<tbody>
<tr>
<td>4</td>
<td>3 (L) BHK</td>
<td>1267</td>
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</table>
If you ever imagined having all the pleasures and opportunities under one roof then “this is it”! The Epitome brings with it a plethora of world class amenities you ever dreamed of having and then some more right at your doorstep.

**The World is your Oyster!**

**Outdoor**
- Sky gym in A & B wing
- Swimming pools: adults & children
- Sun decks
- Floating timber deck pavilion
- Club house – gym, library, steam, spa, multi-purpose hall
- Children’s play area – wet and dry
- Relaxing plaza – bamboo planting and flower garden

**Indoor**
- West & East views of Mumbai’s cityscape
- Spacious international interior design
- Lavish balcony in living room
- Wooden flooring in one bedroom
- Columnless apartments
- 4 Level podium car park
- 4 High speed passenger lifts + 1 service lift in each tower
- Property management professionals
- Centralized garbage chute
- 100% Power backup for common area lighting
- Video door phones
- Dedicated ledges for AC compressor units
- AC fittings in all rooms

Common facilities ready
OUR PARTNERS

Construction

LARSEN & TOUBRO | ECC Division

Landscaping

HBO+EMTB

Financial

Indiabulls | IIFL

Architects

RGK Architects Pvt. Ltd.
RADIUS IS A BOLD NEW VISION IN REAL ESTATE THAT AIMS AT PUSHING THE BOUNDARIES OF DESIGN AND CIVIL ENGINEERING. WHAT SETS OUR PROJECTS APART IS THE UNIQUE WAY IN WHICH TECHNOLOGY IS DRIVEN BY HUMAN INSIGHT. OUR CUSTOMER CENTRIC APPROACH, ADHERES TO THE COMPANY’S CORE PHILOSOPHY ‘BUILT AROUND YOU’.

WE AT RADIUS BRING A MODERN TAKE ON REAL ESTATE, WHICH AIMS AT REDEFINING THE MUMBAI SKYLINE. STEMMING FROM THE WADHWA LEGACY OF OVER FOUR DECADES, WE STRIVE TO HOIST THE MANTLE EVEN HIGHER. EQUIPPED WITH SHEER ZEAL AND STATE-OF-THE-ART TECHNOLOGY, WE ARE AT THE FOREFRONT OF GENRE DEFINING PROJECTS THAT SPAN ACROSS VERSATILE DOMAINS LIKE RESIDENTIAL, COMMERCIAL AND MIXED DEVELOPMENTS. LET’S RECOMPOSE THE CIRCLE OF LIFE WITH RICHER COLOURS, WITH A BETTER VIEW AND A WHOLE NEW RADIUS.
PROJECTS BY RADIUS

OUR ICONIC VENTURES.
THE RADIUS PORTFOLIO IS AN EPITOME OF VERSATILITY AND QUALITY.

THE COMPANY CURRENTLY HAS OVER
1,500,000 SQ. FT. OF COMMERCIAL SPACE AND HAS OVER 1,500,000 SQ. FT. OF FUTURE PROJECTS
IN THE PIPELINE. OUR PROJECTS RANGE FROM A FIRM PRESENCE IN COMMERCIAL REALTY TO A
RENOWNED NAME IN RESIDENTIAL REAL ESTATE.

COMMERCIAL

ONE BKC,
BKC, MUMBAI.

Project Size:
1.5 million sq. ft.
COMMERCIAL

THE CAPITAL
BKC, MUMBAI.

Project Size:
1.2 million sq. ft.

RESIDENTIAL

VICEROY,
BORIVALI, MUMBAI.

Project Size:
10.5 million sq. ft.
UPCOMING PROJECTS

Radius, today operates on a scale that is impressive, yet only a glimpse of its dreams for the Mumbai skyline.

A legacy of over 4 decades | 50 million Sq Ft delivered | 30 million Sq Ft of proposed development |
21 projects in the pipeline | Pan MMR presence.

With prime locations and the craft of innovation by our side, here are some of our landmarks in the making.

<table>
<thead>
<tr>
<th>Location of the project</th>
<th>Type</th>
<th>Development Potential (Sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mazgaon</td>
<td>Residential</td>
<td>2,900,000</td>
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<tr>
<td>Bandra</td>
<td>Residential</td>
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<tr>
<td>Kalina</td>
<td>Commercial</td>
<td>200,000</td>
</tr>
<tr>
<td>One Central Avenue</td>
<td>Residential</td>
<td>67,000</td>
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<tr>
<td>Santacruz West</td>
<td>Residential</td>
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<td>Colaba</td>
<td>Residential</td>
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<td>Hughes Road</td>
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<tr>
<td>Darya Mahal</td>
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<td>50,000</td>
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<tr>
<td>Yari Road</td>
<td>Residential</td>
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<tr>
<td>Kharpada</td>
<td>Township</td>
<td>15,000,000</td>
</tr>
<tr>
<td>Chembur</td>
<td>Residential</td>
<td>6,000,000</td>
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</tbody>
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